



\$220,000,000 2002 Acquisitions and Financings

MetCap Living is a growth-oriented owner and operator of 41 multi-family apartment properties and seniors' residences comprising 8,000 units located in Ontario, Quebec and British Columbia. In 2002 Metcap Living purchased 902 units as part of its continuing growth plans.

\$14,025,000

Acquisition November 2002

**1750
Bloor Street East**
153 Apartment Suites
Mississauga, ON



\$14,025,000

Acquisition November 2002

**3315
Fieldgate Drive**
153 Apartment Suites
Mississauga, ON



\$12,025,000

Acquisition November 2002

**1485
Williamsport Dr.**
132 Apartment Suites
Mississauga, ON



\$12,025,000

Acquisition November 2002

**3480
Havenwood Dr.**
132 Apartment Suites
Mississauga, ON



\$33,900,000

Acquisition December 2002

Steeles & Warden
332 Apartment Suites
Toronto, ON



\$11,377,797

Assumption of Existing
First Mortgages

Financing secured by a
portfolio of two apartment
buildings
Financing provided by:



\$10,190,410

Assumption of Existing
First Mortgages

Financing secured by a
portfolio of two apartment
buildings
Financing provided by:



\$18,000,000

Mortgage/Acquisition Financing

Financing secured by a portfolio
of four apartment buildings
Finance provided by: MCAP
Financial Corporation in trust
for British Columbia Investment
Management Corporation



\$26,500,000

Mortgage/Acquisition Financing

332 Apartment Suites
Financing provided by:



\$31,680,396

CMHC Insured First Mortgage
Re-financing

Portfolio secured by a
portfolio of three apartment
buildings
Financing provided by:
Canada Life Mortgage Services
Ltd. on behalf of the Canada
Life Assurance Company



\$22,151,104

New Third Mortgage
Financing

Portfolio secured by a
portfolio of three apartment
buildings
Financing provided by:
Canada Life Mortgage Services
Ltd. on behalf of the Canada
Life Assurance Company



\$16,350,000

First Mortgage Financing

Financing provided by:
MCAP Financial Corporation
in trust for British Columbia
Investment Management
Corporation



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